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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Landmark/District:	<b>Capitol Hill Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>713 E Street, NE</b>	<input checked="" type="checkbox"/> Consent
		<input type="checkbox"/> Concept
Meeting Date:	<b>October 27, 2011</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>11-469</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Amanda Molson</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Owner Roger Nebel, with drawings prepared by Joel Truitt, requests final approval for a one-story rear addition at 713 E Street, NE in the Capitol Hill Historic District. The Board approved the concept application in September of 2011 but required that the final plans be resubmitted after clarifying and slightly expanding upon the drawings.

**Property Description**

711 E Street, NE and 713 E Street, NE were constructed in 1910 by owner Edward T. Noll, with A.H. Beers serving as architect and M.H. Herriman serving as builder. Both one-story, brick stores originally, the buildings have since been converted to residential use. Consistent with Capitol Hill's early twentieth century neighborhood stores, the buildings feature large storefront windows with transom windows above. The buildings are located in a landlocked square, with the neighboring rowhouse at 717 E Street, NE extending deeper into the lot than 713. 713 E is slightly deeper than its mate at 711 to accommodate a storage area.

**Proposal and Evaluation**

The applicants propose to construct a one-story rear addition extending the width of the lot. As requested in the staff report and reiterated by the Board, the following information has been supplemented and/or corrected in the plans since the Board's last review:

- The depth of the addition (14.5' of new addition, plus the replacement of an existing 5.5' deep storage area with living space) has been adjusted on the plat to reflect the depth indicated in the floor plans.
- Notes have been added to indicate that the hardiplank siding used on the rear elevation will continue around both side elevations and to indicate the door and window material on the rear elevation.
- The side parapet walls previously shown on the addition have been removed, with the roof now fire-rated instead.

- The revised floor plan and narrative submitted by the applicants indicate that the rear wall of the house will not be demolished to prepare for the new addition.
- The applicants have voluntarily revised the height of the addition, which previously started 12” above the existing rear roofline. The new roof now continues the existing roofline.

**Recommendation**

The HPO recommends that the Board approve the project as consistent with the purposes of the preservation act.